

Town of Cheswold
1856



State of Delaware
1787

**PLANNING COMMISSION
MEETING
MINUTES
THURSDAY, APRIL 11, 2019**

**Meeting Held at: Nobles Pond
13 Nobles Pond Crossing
Cheswold, Delaware 19936**

Planning Commissioners In Attendance:

**Mr. Barry Jones, Chairperson
Mr. Carl Schultz, Commissioner
Mr. Reggie Valentine, Commissioner**

Excused: Ms. Colleen Ostafy, Secretary

Also in Attendance:

Ms. Sam Callender, Land Use Administrator

MEETING OPENING:

The meeting was called to order at 6:08 p.m., by Chairperson Jones, and a Salute to the Flag and a Moment of Silence immediately followed.

Mr. Jones confirmed that the meeting had been properly posted and conducted a roll call. It was acknowledged that a quorum was in attendance and the meeting proceeded.

AGENDA REVIEW:

A call for a review of the agenda was made and a motion was eventually made by Commissioner Schultz to accept the agenda as submitted. Commissioner Valentine made a second to the motion and the motion passed with a unanimous roll call vote.

MINUTES REVIEW:

The following minutes were reviewed and voted upon:
March 14, 2019

A motion was made by Commissioner Schultz to approve the minutes as presented. Commissioner Valentine made a second to the motion and it passed with a unanimous roll call vote.

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NEW BUSINESS: Ms. Callender provided the Commissioners with a status report on the following property locations:

- **179 Commerce St.** – Property owner has failed to begin reconstruction of the fire damaged building in the Land Use Ordinance allotted time period and has thus lost the attached “grandfather” status. He has contacted an attorney to request the Town to relent and to return the status. In the mean-time a safety hazard sink hole has appeared on the property and he has been informed that the condition must be remedied.
- **Blanton Trailer Park** – Property owner desired to expand park from 30 lots to 37 lots. The thirty, (30), lot layout had been previously approved and agreed to by the owner at a request from them to the Board of Adjustment. The agreement permitted the center line of the street to be the front lot line, for setback purposes and for seven, (7), lots to violate the side setback limits. Approving a thirty-seven, (37), lot layout would violate some side, front and back setbacks as well as the density requirements for the minimum acreage, as specified by the Land Use Ordinance. Minimum tract area for a mobile home park is 15 acres. Blanton consists of 4.8 acres. Minimum dwelling units per acre is 4.5. Minimum dwelling units allowed for Blanton would be 21.6, so the current dwelling unit per lot size exceeds the required units. It is not possible to add seven, (7), more. After receiving this explanation from the Land Use Administrator, the property owner withdrew their application and their application fee was returned.

OLD BUSINESS:

Development of 2020 Comprehensive Plan – DISCUSSION ITEMS:

- **Review of 4-18-2019 BJ DeCoursey E-Mail** – The Commissioners and Ms. Callender reviewed and e-mail request from Mr. BJ DeCoursey concerning some Future Land Use Map issues and developed responses to be returned to him. The responses are summarized as follows:
 - Fork Branch Road and Lambertson’s Bend will serve as the final southern boundary of Cheswold.
 - The Town is not interested in expanding east of Rt/ 1 and prefers to use Rt. 1 as the man-made boundary on the east side.
 - As we are undecided about the future of Area 5, it should be shown as white on the map.
 - The future “age restricted community” of the future on the map is in existence now, so the “Area of Concern Comment” can be removed.

- Since extending our boundaries down McKee Road and Commerce and including Wal-mart as an annexation potential would be a financial drain on our Police Department services, we choose not to consider these areas at this time for inclusion into our municipal boundaries.

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- **Proposed Future Land Use Category** – As a result of discussions concerning the property formerly known as “Saratoga”, and the confirmation from the property owner that he desires to retain the land for the foreseeable future as farmland, the Commissioners agreed to add the new Land Use Category of Agricultural.
- **Proposed New Zoning Category** – Ms. Callender suggested that A-1 be the new Zoning Code added to the Zoning Categories as a result of having to identify the former “Saratoga” property as agricultural. A revision to the Land Use Ordinance; a Public Hearing; approval by the Town Council and a Public Notice will have to occur to make the Zoning Code a reality.
- **Comprehensive Plan Re-writes** – All attendees admitted confusion as to who is to be responsible for the re-writes to the 2020 Comprehensive Plan, but eventually agreed that the correct action had been taken in assigning sections to individual Commissioners. It was agreed to continue meeting in the Workshop form to complete the re-write.
- **Comprehensive Plan Survey** - The survey was reviewed for final revisions, additions and deletions and given to Ms. Callender for distribution. She will have the Administrative Clerk post the survey on the Town website; Town Facebook and account and make copies for face-to-face queries, to be done on Saturday, April 27, 2019, during the Town’s first Spring Clean-Up event.

Next Meeting Dates:

- Wednesday, April 17, 2019 – Workshop Meeting, Cheswold Town Hall – 6:00 pm
- Monday, March 25, 2019 – Monthly Meeting, Cheswold Town Hall – 6:00 pm

MOTION to ADJOURN:

A motion to adjourn was made by Commissioner Schutlz at 7:57 p.m. A second to the motion was made by Commissioner Valentine and a unanimous roll call vote passed the motion.

Minutes Taken by: Ms. Sam Callender – April 11, 2019
Minutes Submitted by: Ms. Sam Callender – April 24, 2019